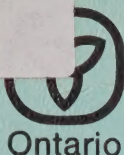


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ONTARIO NEIGHBOURHOOD IMPROVEMENT PROGRAM: PROGRAM ADMINISTRATION OUTLINE

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Community
Renewal
Branch

June, 1981

*This volume was donated to
the University of Toronto by
Derek J.W. Little
President, Municipal Planning
Consultants Co. Ltd.*

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(I) INTRODUCTION

The purpose of this document is to provide a general outline of the Ontario Neighbourhood Improvement Program (ONIP) and the implementation process.

In addition to this document, municipalities which have been allocated funding will receive copies of the Provincial/Municipal Agreement, Claim Forms and Progress Report Forms.

Municipal requests for the allocation of funds for the fiscal year 81/82 must be received by the Community Renewal Branch of the Ministry no later than September 30, 1981. Two application forms are included in this outline. Municipalities interested in applying should fill out both forms, return one copy to the Community Renewal Branch and retain the other for their files. Extra application forms may be obtained from the Community Renewal Branch.

Municipal requests for the allocation of funds for the fiscal year 82/83 must also be received by the Community Renewal Branch of the Ministry no later than September 30, 1981.



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(II)

BACKGROUND

The Neighbourhood Improvement Program (NIP) was introduced in 1974 and continued until March 31, 1978. During that period, NIP was an independent program funded jointly by federal, provincial and municipal governments. In 1979 and 1980, a NIP component was included in the now cancelled Community Services Contribution Program (CSCP). The federal government announced the cancellation of the Community Services Contribution Program in November 1980.

In order to maintain the continuity of community improvement, the Government of Ontario announced on February 23, 1981, the introduction of the new provincial/municipal program called the Ontario Neighbourhood Improvement Program (ONIP). Under this program, the cost sharing is divided equally (50/50).

Since municipal demand may exceed the provincial annual allocation, provincial funds will be allocated to municipalities on the basis of relative need and merit.

(III) PROGRAM OBJECTIVES

- To encourage and assist municipalities in implementing a municipal improvement strategy.
- To improve conditions in older deteriorating but potentially stable and predominately residential neighbourhoods occupied by low and moderate income households.
- To assist municipalities in improving municipal services, public utilities and social and recreational facilities in eligible residential neighbourhoods.
- To encourage investment in the rehabilitation of existing housing stock, and new infill development by private and/or socially assisted housing.
- To encourage energy conservation through energy efficient land use.

To be eligible for financial assistance under the Ontario Neighbourhood Improvement Program, a municipality must comply with the following criteria:-

The municipality must:

- Have a neighbourhood which complies with the neighbourhood eligibility criteria.
- Have an approved official plan in effect.
- Have already adopted a property maintenance standards by-law either pursuant to Section 36 of The Planning Act or under a private bill. If there is no by-law in effect, the municipality must have a policy statement pertaining to housing conditions in the approved official plan and agree to develop and adopt a property standards by-law prior to the submission of the redevelopment plan to the Minister. The by-law must be acceptable to the Ministry.
- Undertake to involve the residents of the neighbourhood during the preparation of the redevelopment plan.
- Have the financial and administrative capability to implement the redevelopment plan.
- Be able to develop and submit a redevelopment plan under Section 22(5) of The Planning Act, within six months of the date of allocation of provincial funding. The plan must be implemented within four years of the date of allocation.
- In addition to the eligibility criteria outlined above, a municipality must endeavour to develop and adopt a municipal improvement strategy.
- Effective April 1, 1983, municipal improvement strategy is going to be a pre-requisite under the Ontario Neighbourhood Improvement Program (ONIP) and any new provincial program of community improvement.
- Notwithstanding the requirement under the Ontario Neighbourhood Improvement Program and the likely stipulation under the proposed new Planning Act, community improvements, even with municipal funding alone, must be planned comprehensively to ensure optimum results. In other words, prior to the initiation of any specific improvement project or projects by the municipality, there should be in place an overall municipal improvement strategy as part of the comprehensive planning process.
- Although the actual content of a municipal improvement strategy would vary substantially from one municipality to another, it would normally contain the following:-
 - (a) Identification of the areas in need of improvement.

- (b) Description of the kind of deficiencies in each improvement area e.g. inadequate street patterns, poor municipal maintenance of streets and underground services, lack of sufficient open spaces, inadequate or poorly located schools, inadequate shopping facilities, poor public transportation, poor maintenance of housing, flight of business enterprise to the suburbs, physical dilapidation of structures and vacancies in stores and offices, reduction in property assessment and tax revenue etc.
- (c) Listing of the type of improvements needed in each improvement area.
- (d) Setting out of priorities and timing for the implementation among the various improvement areas.
- (e) Estimates of costs for the improvements contemplated for each area.
- (f) Likely sources of funding for the improvements.
- (g) Policies and controls for preventing the deterioration of areas not presently in need of improvement.

The Community Renewal Branch will also be publishing guidelines to assist municipalities in the preparation of a municipal improvement strategy.

(V) NEIGHBOURHOOD ELIGIBILITY CRITERIA

"Neighbourhood" for the purposes of ONIP, means an area defined by boundaries relating to existing geographic, social, physical and functional features. A municipality with a population of less than 5,000 can be designated in its entirety provided that the neighbourhood eligibility criteria are fulfilled. The neighbourhood eligibility criteria are as follows:-

- At least 25% of the housing stock is in need of rehabilitation.
- There is a deterioration or deficiency in one or more of the following municipal services:
 - a) sewer and water mains
 - b) roads and streets
 - c) curbs and sidewalks
 - d) street lighting and utilities
- There is a deterioration of or deficiency in one or more of the following recreational and social facilities:
 - a) public indoor/outdoor recreational facilities
 - b) public open space
 - c) public social facilities such as community centres, libraries, clinics
- The area is composed of predominately low and moderate income households. The average household income of the ONIP area shall be below either the average provincial household income or the average household income of the municipality.
- The area is predominately (50%) residential and will continue to be so as reflected in the official plan.
- The area is potentially stable in terms of residential land uses and densities:
 - a) there are no indications of major construction or redevelopment plans for the area which will cause major changes.
 - b) there are no conditions inside and outside the area which will continue to exert a negative influence upon the area, the adverse effects of which cannot be ameliorated by municipal action.

NOTE: Information and statistics for the above may be derived from the most current available data:

- a) census information
- b) municipal records and reports
- c) windshield surveys

(VI) ELIGIBLE ITEMS FOR CONTRIBUTION IN AN
ONIP AREA

(a) ADMINISTRATION: (Not to exceed 15% of total project cost)

Includes all costs directly related to the preparation of the redevelopment plan, planning refinement, resident participation, and the municipal administration of the program.

These costs include:

- Salaries of the municipal staff (full time and part time) engaged in the preparation of the redevelopment plan for the designated redevelopment area.
- Consultant fees for the preparation of the redevelopment plan.
- Preparation of base maps, reproduction of maps and the acquisition of census data.
- Site office rental and other related costs.
- Citizen participation including publication of literature for distribution among residents and meeting costs such as hall rentals, microphones, etc.
- Refinements to the redevelopment plan by municipal staff and/or consultants.
- Salaries of municipal staff (full time and part time) engaged in the implementation of the redevelopment plan such as administration, acquisition, negotiations, relocation, legal and accounting.
- Attendance at provincial and Ministry sponsored seminars with prior approval of the Ministry.

(b) SOCIAL AND RECREATIONAL FACILITIES:

These costs include:

- Capital costs of construction including the acquisition of land, demolition of buildings, the acquisition and/or improvement or repair of existing buildings where they are to be utilized as social/recreational facilities such as playgrounds, tot lots, parks (including park and playground equipment), wading pools, swimming pools, ball diamonds, skating rinks, community centres, day care centres, clinics, drop-in centres, libraries, senior citizen centres, youth centres and volunteer fire halls.
- Demolition, grading of land, soil tests and surveys related to social and recreational projects.
- Preparation of detailed architectural design plans and working drawings relating to project implementation.
- Appraisal and legal fees for the acquisition of properties.

(c) RELOCATION COSTS:

These costs include:

Moving costs and other related compensation paid to individuals, families or businesses.

(d) SERVICES AND UTILITIES:

Preparation of detailed architectural design plans and engineering working drawings, and other necessary costs relating to project implementation.

Construction of the new sewer and water mains and/or laterals. The contributions are to be made to the works within and specifically intended to serve the redevelopment area.

Repair of existing sewer and water mains within the designated redevelopment area.

The abandonment of sewer and water mains within the designated redevelopment area.

The abandonment costs and/or residual value of the hydro, gas and telephone lines within the redevelopment area.

The cost of constructing new and/or paving and repairing of existing roads, streets, lanes, sidewalks, boulevards, curbs, gutters, catch basins, street signs, street lighting, traffic light signals and garbage receptacles. The acquisition and/or demolition of the lands and/or buildings if needed for the construction of new roads, streets, lanes and sidewalks.

(e) LAND FOR LOW AND MODERATE INCOME HOUSING:

These costs include:

The acquisition and/or clearing of land to be used for low and medium density housing for families of low and moderate income where:

- 1) the property consists of a residential building beyond the stage of economic rehabilitation, or,
- 2) the existing land use is inconsistent with the general character of the area, or,
- 3) the property adjacent to (1) or (2) is required in the land assembly of a suitable site for the housing.

It is recommended that when considering the purchase of such land there be prior consultation with the Ministry.

(f) LAND FOR OTHER USES:

These costs include:

The acquisition and demolition of noxious uses where prior approval of the Ministry has been obtained.

NOTES ON ELIGIBLE COSTS:

Up to a maximum of 15% of the total project cost (provincial and municipal contributions) may be used for administration and planning costs as previously outlined.

Since the program is designed to assist those residential neighbourhoods which require improvements in both municipal and social/recreational services, no less than 20% of the total project cost (total program cost minus administration) shall be expended on either category.

All facilities, including social and recreational and services and utilities, constructed or repaired under the program must be acceptable to the Ministry in terms of size and capacity. Projects which exceed the needs of the neighbourhood will be considered for pro-rating in consultation with staff of the Community Renewal Branch.

Funds can only be used to improve lands which are municipally owned or where a municipality has a written long term (10 year) use agreement which is acceptable to the Ministry. Funds cannot be used for the acquisition of land or buildings already owned by the municipality.

It is not the intent of the program to service vacant land for development.

In the case of land acquisition, the provincial contribution shall be on a net basis, (gross acquisition cost minus sale price). However, to avoid financial burden to the municipality, where the acquisition is necessary well in advance of the finalization of the sale of the land, the provincial contribution during the first three years of the implementation of the redevelopment plan may be on the basis of gross cost of acquisition. However, if the sale of the land is not finalized by the end of the third year, then the value of the land shall be appraised in accordance with the proposed re-use and the provincial contribution will be netted accordingly. The netting is necessary to enable the municipality to use provincial funds for other approved improvements and to complete the redevelopment plan within the stipulated four years. Also, any surplus funds (rentals minus expenses) from an interim use of the lands and buildings can only be used in the ONIP area for the approved improvements.

It is not the intent of the program to pay for the on-going maintenance and operating costs of any improved or new facilities.

Provincial contribution will be limited to those eligible costs which have been incurred after the date of allocation. However, provincial payment will be made after the redevelopment plan has been approved and the agreement has been executed.

The list of eligible items may be expanded at the request of a municipality with the approval of the Minister.

(VII) FUNDING PROCEDURES

(a) COST SHARING FORMULA:

The province will contribute 50% of the costs of eligible items acceptable to the Ministry within the overall agreement amount. The municipality will be required to execute the agreement in the form available from the Ministry.

(b) PAYMENT PROCEDURES:

The provincial 50% share of the eligible costs within the overall agreement amount, will be paid on the submission of a completed claim form with the necessary supporting documentation after the expenditures have been incurred and paid for initially by the municipality. The claim forms are available from the Community Renewal Branch.

In order to ensure the completion of the projects within the stipulated four years, and to forecast an annual provincial cash flow, municipalities would be required to comply with the rate of expenditures, as outlined below:

A minimum expenditure of 1/3rd of the gross approved cost by the end of the second year, up to 2/3rds by the end of the 3rd year, and the remaining 1/3rd by the end of the 4th year.

The municipality could exceed the minimum. However, if the rate of expenditures falls below the minimum stipulated, then the municipality would lose provincial commitment in the amount equal to the difference between the actual and the minimum required.

1.	Municipality submits an application to the Minister for the allocation of funding. See Appendix 'A' for a copy of the application.
2.	Review and approval of municipal application by the Ministry. Minister's letter of approval forwarded to municipality.
3.	In consultation with Community Renewal Branch the municipality designates a redevelopment area pursuant to Section 22(2) of The Planning Act. See Appendix 'B'(i).
4.	Municipality forwards redevelopment area by-law to the Minister for approval.
5.	Approval of redevelopment area by-law by the Minister.
6.	In consultation with the Community Renewal Branch, the municipality prepares and adopts a redevelopment plan by by-law pursuant to Section 22(5) of The Planning Act. For form and content of redevelopment plan see Appendix 'B' (ii).
7.	Submit redevelopment plan with supporting documentation to the Minister for approval.
8.	Approval of redevelopment plan and by-law by Minister.
9.	Minister forwards Provincial-Municipal Agreements to municipality for execution. For legislative provisions see Appendix 'B' (iii).
10.	Municipality executes agreements and forwards to the Ministry executed copies along with supporting municipal by-law authorizing execution by municipal officials.
11.	Provincial execution of agreement. A copy of executed agreement forwarded to municipality.
12.	<u>Commence implementation of redevelopment plan.</u>
13.	Submit claims and progress reports as required

NOTE: Steps 1 to 7 must be completed within 6 months of notification of the allocation.

APPENDIX 'A'

APPLICATION FORM

ONTARIO NEIGHBOURHOOD IMPROVEMENT PROGRAM - ONIP

FOR RETENTION BY THE MINISTRY

FISCAL YEAR 1981/82

☐

FISCAL YEAR 1982/83

☐

<u>NAME OF MUNICIPALITY</u>	DATE
POPULATION _____	

1. GENERAL:

YES

NO

- a) Does your municipality have an approved official plan? _____
- b) Does your municipality have a municipal improvement strategy?
If so, please include a copy with application. _____
- c) Does your municipality have a by-law under Section 36 of The Planning Act or under a private bill? _____
- d) If there is no by-law, is there a policy statement in the official plan? _____
- e) Have you previously applied for a NIP or CSCP grant? _____
- f) Does your municipality have an existing NIP or CSCP area? _____
- g) A brief description of the plans to involve the residents of the neighbourhood during the planning process of the program:

- h) A brief description of how the municipality intends to administer the program: (Staffing personnel).

- i) Anticipated time required to:

- (i) Prepare a redevelopment plan _____
- (ii) Implement a redevelopment plan _____

2. LOCATION OF AREA: Boundaries by street or physical character (attach map)

North _____

South _____

East _____

West _____

3. General Area Characteristics:

- a. Size of Area (hectares) _____
- b. % net residential land area (include only lands used for residential use) _____
- c. Number of dwelling units in area _____
- d. % dwelling units in need of rehabilitation (in relation to local property standards by-law if one is in effect or Ministry guidelines). _____
- e. Municipal average household income \$ _____
- f. NIP area average household income \$ _____
- g. Population of area _____
- h. Please provide a statement on the future stability of the neighbourhood in terms of your municipal planning policies and attach a land use map from your official plan and zoning by-laws.
- _____
- _____
- _____
- _____

- | i. Indicate below the services and facilities that need improvement in the area. | Yes | No |
|--|-------|-------|
| (i) Parks | _____ | _____ |
| (ii) Public Indoor Recreation Facilities (swimming pools, rinks, etc.) | _____ | _____ |
| (iii) Public Outdoor Recreation Facilities (swimming pools, rinks, etc.) | _____ | _____ |
| (iv) Social Facilities (community centre, library, etc.) | _____ | _____ |
| (v) Sewer Mains | _____ | _____ |
| (vi) Water Mains | _____ | _____ |
| (vii) Roads and Streets | _____ | _____ |
| (viii) Curbs and Sidewalks | _____ | _____ |
| (ix) Street lighting and utilities | _____ | _____ |
| (x) Others (Please Specify) | _____ | _____ |
| _____ | | |
| _____ | | |

Provide below a brief description of the extent of each deficiency.

j. Cost breakdown (including land acquisition) of the improvements contemplated. Please also indicate priority on the basis of degree of need and/or emergency. The highest priority being 1 and the second highest being 2 and so on.

	Cost Estimate	Priority
(i) Parks	\$ _____	_____
(ii) Public Indoor Recreation Facilities (swimming pools, rinks, etc.)	\$ _____	_____
(iii) Public Outdoor Recreation Facilities (swimming pools, rinks, etc.)	\$ _____	_____
(iv) Social Facilities (community centre, library etc.)	\$ _____	_____
(v) Sewer Mains	\$ _____	_____
(vi) Water Mains	\$ _____	_____
(vii) Roads and Streets	\$ _____	_____
(viii) Curbs and Sidewalks	\$ _____	_____
(ix) Street Lighting and Utilities	\$ _____	_____
(x) Others (Please Specify)		
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____

Total Municipal
Services
(v,vi,vii,viii,ix,x)

Total Social/
Recreational Services
(i,ii,iii,iv,x)

Total
Project
Costs

+

=

Total Municipal
Services

Total Social/
Recreational Services

% of Total Project
Costs (minimum 20%)

% Of Total Project
Costs (minimum 20%)

	+		=	100%
--	---	--	---	------

Total Project Costs \$ _____

Administration (not to exceed
15% of total project costs) \$ _____

Total Program Costs \$ _____

Amount Requested:

Provincial (50%) \$ _____

Municipal (50%) \$ _____

4. Please provide statement explaining how you propose to finance your municipal share (50%) of the program costs.

Please attach a copy of council resolution approving this application and any other supporting documentation and submit to:

The Ministry of Housing
Community Renewal Branch
56 Wellesley Street West
3rd Floor
Toronto, Ontario
M7A 2K4

Application Prepared By:	Council Resolution No.
--------------------------	------------------------

NOTE: FOR CLARIFICATION AND ASSISTANCE IN
COMPLETING THIS APPLICATION FORM, PLEASE
CONTACT THE COMMUNITY RENEWAL BRANCH.

% of Total Project
Costs (minimum 20%)

% Of Total Project
Costs (minimum 20%)

Total Project Costs

Administration (not to exceed
15% of total project costs)

Total Project Costs

Amount Requested:

Provincial (50%)

Municipal (50%)

4. Please provide statement explaining how you propose to finance your municipal share (50%) of the program costs.

Please attach a copy of council resolution approving this application and any other supporting documentation and submit to:

The Ministry of Housing
Community Renewal Branch
56 Wellesley Street West
7rd Floor
Toronto, Ontario
M7A 2K4

Application Prepared By:	Council Resolution No.
--------------------------	------------------------

NOTE: FOR CLARIFICATION AND ASSISTANCE IN
COMPLETING THIS APPLICATION FORM, PLEASE
CONTACT THE COMMUNITY RENEWAL BRANCH.

APPENDIX 'A'

APPLICATION FORM

ONTARIO NEIGHBOURHOOD IMPROVEMENT PROGRAM - ONIP

FOR RETENTION BY THE MUNICIPALITY

FISCAL YEAR 1981/82 ☐

FISCAL YEAR 1982/83 ☐

<u>NAME OF MUNICIPALITY</u>	<u>DATE</u>
<u>POPULATION</u>	

1. GENERAL: YES NO
- a) Does your municipality have an approved official plan? _____
- b) Does your municipality have a municipal improvement strategy?
If so, please include a copy with application. _____
- c) Does your municipality have a by-law under Section 36 of The Planning Act or under a private bill? _____
- d) If there is no by-law, is there a policy statement in the official plan? _____
- e) Have you previously applied for a NIP or CSCP grant? _____
- f) Does your municipality have an existing NIP or CSCP area? _____
- g) A brief description of the plans to involve the residents of the neighbourhood during the planning process of the program:
- _____
- _____
- _____
- h) A brief description of how the municipality intends to administer the program: (Staffing personnel).
- _____
- _____
- _____
- i) Anticipated time required to:
- (i) Prepare a redevelopment plan _____
- (ii) Implement a redevelopment plan _____
2. LOCATION OF AREA: Boundaries by street or physical character (attach map)
- North _____
- South _____
- East _____
- West _____

3. General Area Characteristics:

- | | | |
|---|---|-------|
| a. Size of Area (hectares) | _____ | _____ |
| b. % net residential land area (include only lands used for residential use) | _____ | _____ |
| c. Number of dwelling units in area | _____ | _____ |
| d. % dwelling units in need of rehabilitation (in relation to local property standards by-law if one is in effect or Ministry guidelines). | _____ | _____ |
| e. Municipal average household income | \$ _____ | _____ |
| f. NIP area average household income | \$ _____ | _____ |
| g. Population of area | _____ | _____ |
| h. Please provide a statement on the future stability of the neighbourhood in terms of your municipal planning policies and attach a land use map from your official plan and zoning by-laws. | <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> | |

- | | | |
|--|-------|-------|
| i. Indicate below the services and facilities that need improvement in the area. | Yes | No |
| (i) Parks | _____ | _____ |
| (ii) Public Indoor Recreation Facilities (swimming pools, rinks, etc.) | _____ | _____ |
| (iii) Public Outdoor Recreation Facilities (swimming pools, rinks, etc.) | _____ | _____ |
| (iv) Social Facilities (community centre, library, etc.) | _____ | _____ |
| (v) Sewer Mains | _____ | _____ |
| (vi) Water Mains | _____ | _____ |
| (vii) Roads and Streets | _____ | _____ |
| (viii) Curbs and Sidewalks | _____ | _____ |
| (ix) Street lighting and utilities | _____ | _____ |
| (x) Others (Please Specify) | _____ | _____ |

Provide below a brief description of the extent of each deficiency.

j. Cost breakdown (including land acquisition) of the improvements contemplated. Please also indicate priority on the basis of degree of need and/or emergency. The highest priority being 1 and the second highest being 2 and so on.

	Cost Estimate	Priority
(i) Parks	\$ _____	_____
(ii) Public Indoor Recreation Facilities (swimming pools, rinks, etc.)	\$ _____	_____
(iii) Public Outdoor Recreation Facilities (swimming pools, rinks, etc.)	\$ _____	_____
(iv) Social Facilities (community centre, library etc.)	\$ _____	_____
(v) Sewer Mains	\$ _____	_____
(vi) Water Mains	\$ _____	_____
(vii) Roads and Streets	\$ _____	_____
(viii) Curbs and Sidewalks	\$ _____	_____
(ix) Street Lighting and Utilities	\$ _____	_____
(x) Others (Please Specify)	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____

Total Municipal
Services
(v,vi,vii,viii,ix,x)

Total Social/
Recreational Services
(i,ii,iii,iv,x)

Total
Project
Costs

+

=

Total Municipal
Services

Total Social/
Recreational Services

% of Total Project
Costs (minimum 20%)

% Of Total Project
Costs (minimum 20%)

	+		=	100%
--	---	--	---	------

Total Project Costs \$ _____

Administration (not to exceed
15% of total project costs) \$ _____

Total Program Costs \$ _____

Amount Requested:

Provincial (50%) \$ _____

Municipal (50%) \$ _____

4. Please provide statement explaining how you propose to finance your municipal share (50%) of the program costs.

Please attach a copy of council resolution approving this application and any other supporting documentation and submit to:

The Ministry of Housing
Community Renewal Branch
56 Wellesley Street West
3rd Floor
Toronto, Ontario
M7A 2K4

Application Prepared By:	Council Resolution No.
--------------------------	------------------------

NOTE: FOR CLARIFICATION AND ASSISTANCE IN
COMPLETING THIS APPLICATION FORM, PLEASE
CONTACT THE COMMUNITY RENEWAL BRANCH.

% of Total Project
Costs (minimum 20%)

% Of Total Project
Costs (minimum 20%)

--

--

Total Project Costs

Administration (not to exceed
15% of total project costs)

Total Project Costs

Amount Requested:

Provincial (50%)

Municipal (50%)

4. Please provide statement explaining how you propose to
finance your municipal share (50%) of the program costs.

Please attach a copy of council resolution approving this
application and any other supporting documentation and submit
to:

The Ministry of Housing
Community Renewal Branch
56 Wellesley Street West
3rd Floor
Toronto, Ontario
M7A 2K4

Application Prepared By:

Council Resolution No.

NOTE: FOR CLARIFICATION AND ASSISTANCE IN
COMPLETING THIS APPLICATION FORM, PLEASE
CONTACT THE COMMUNITY RENEWAL BRANCH.



APPENDIX 'B' (i)
LEGISLATIVE AUTHORITY
(Sections 22, AND 24
of The Planning Act
as amended).

A. THE DESIGNATION OF A REDEVELOPMENT AREA:

As soon as possible after a municipality has been formally notified of the amount of the allocation by the Ministry, the process of designating the redevelopment area pursuant to Section 22(2) of The Planning Act, R.S.O. 1970 should commence.

The area must be designated by municipal by-law and a map as well as an accurate description of the exact boundaries must be part of the by-law.

As the area must meet the neighbourhood criteria outlined earlier in this document and the by-law must be approved by the Minister of Housing, the designation must be done in consultation with the Community Renewal Branch.

Once the designating by-law has been approved by the Minister, a municipality, pursuant to Section 22(3) of The Planning Act, R.S.O. 1970, with the approval of the Minister, may:

- (a) acquire land within the area;
- (b) hold land within the redevelopment area; and
- (c) prepare the land for redevelopment.

SECTIONS 22(2) and 22(3) of THE PLANNING ACT, R.S.O. 1970.

Designation of redevelopment area	(2) The council of a municipality that has an official plan in respect of land use may, with the approval of the Minister, by by-law designate the whole or any part of an area covered by such an official plan as a redevelopment area, and the redevelopment area shall not be altered or dissolved without the approval of the Minister.
Acquisition and clearance of land	(3) When a by-law has been passed and approved under subsection 2, the municipality, with the approval of the Minister, may, <ul style="list-style-type: none">(a) acquire land within the redevelopment area;(b) hold land acquired before or after the passing of the by-law within the redevelopment area; and(c) clear, grade or otherwise prepare the land for redevelopment. R.S.O. 1970, c.349, s.22(2,3).

APPENDIX 'B' (ii)
THE REDEVELOPMENT PLAN

It is recommended that the redevelopment plan be prepared in consultation with the Community Renewal Branch and submitted to the Minister within 6 months of the provincial allocation.

The redevelopment plan should contain the following:

1. A description of the existing conditions of the designated area including:
 - (a) a map and description of the physical boundaries and existing land uses (by type and hectare).
 - (b) population/demographic profiles.
 - (c) household income profile.
 - (d) housing profile (number, type, tenure, age and condition of residential stock).
 - (e) a description of the deterioration or deficiencies in the municipal services and utilities.
 - (f) a description of the deterioration or deficiencies in the social and recreational facilities.
2. A description of the respective projects to be implemented (including maps and diagrams).
3. A comprehensive budget for all items contained within the plan including the acquisition of lands.
4. A project implementation timetable.
5. Anticipated provincial and municipal cash flow based on the projected implementation timetable (provincial fiscal year April 1-March 31).

In addition to the above, the following supporting data should be submitted with the redevelopment plan;

- (a) a by-law adopting the redevelopment plan pursuant to Section 22(5) of The Planning Act.
- (b) A copy of the maintenance and occupancy standards by-law.
- (c) Indication of public participation in the planning process and support for the redevelopment plan including copies of the notice and minutes of the public meeting.

ADOPTION OF THE REDEVELOPMENT PLAN

Section 22(5) OF THE PLANNING ACT, R.S.O. 1970

Adoption of
redevelopment plan

(5) When a by-law has been passed and approved under subsection 2, the council, with the approval of the Minister, may by by-law adopt a redevelopment plan for the redevelopment area. R.S.O. 1970, c.349, s.22(5); 1973, c.168, s.5(1), part.

Conformity to
official plan

(6) No redevelopment plan shall be approved by the Minister unless it conforms with the official plan. R.S.O. 1970, c.349,s.22(6); 1973, c.168, s.5(1) part.

Amendment

(7) A redevelopment plan adopted and approved under sub-section 5 may be amended by by-law with the approval of the Minister. R.S.O. 1970, c.349,s.22(7); 1973, c.168, s.5(1) part.

Once a redevelopment plan has been approved by the Minister, a municipality may then commence implementation of those projects outlined in the plan.

Although not a requirement, it is recommended that at the time of the passing of the Section 22(5) by-law, the council also request by by-law the Minister's approval under Section 22(8a) and 22 (8b) of The Planning Act, R.S.O. 1970 for those items contained within the approved plan.

SECTIONS 22(8a) and (8b) OF THE PLANNING ACT, R.S.O. 1970.

Powers of council
re land

(8) for the purpose of carrying out the redevelopment plan, the municipality, with the approval of the Minister, may,

(a) construct, repair, rehabilitate or improve buildings on land acquired or held by it in the redevelopment area in conformity with the redevelopment plan, and sell, lease or otherwise dispose of any such buildings and the appurtenant thereto;

(b) sell, lease or otherwise dispose of any acquired by it in the redevelopment area to any person or governmental agency authority for use in conformity with the redevelopment plan. R.S.O. 1970, c.349, s.22(8).

(8a) For the purpose of carrying out the redevelopment plan, the municipality may make grants or loans to the registered owners or assessed owners of lands and buildings within the redevelopment area to pay for the whole or any part of the cost of rehabilitating such lands and buildings in conformity with the redevelopment plan.

Grants
or
loans

(8b) The provisions of sub-sections 2 and 3 of section 37 apply mutatis mutandis to any loan made under subsection 8.a 1973, c.268, s.5(2).

application
of s.37

THE PROVINCIAL-MUNICIPAL AGREEMENT

Upon approval of the redevelopment plan by the Minister, the Ministry will forward to the municipality four execution copies of the provincial-municipal agreement. One execution copy remains with the municipality while three copies are to be forwarded to the Minister supported by:

- (a) a certified copy of a municipal by-law authorizing the municipality to enter into the Agreement pursuant to Section 24 of The Planning Act, R.S.O. 1970.
- (b) a certified copy of a by-law authorizing the municipal officials to sign the Agreement on behalf of the municipality.

SECTION 24 OF THE PLANNING ACT, R.S.O. 1970

24. The Minister, with the approval of the Lieutenant Governor in Council, and a municipality may enter into agreement providing for payment to the municipality on such terms and conditions and in such amounts as may be approved by the Lieutenant Governor in Council to assist in the redevelopment of a redevelopment area as defined in Section 22, including the carrying out of studies for the purpose of selecting areas for redevelopment. R.S.O. 1970, c.349, s.24; 1974, c.53, s.3

Agreements
for grants in
aid of re-
development

UPON execution of the Agreement at the provincial level and issuing of the Order-in-Council, a copy of the fully executed Agreement will be forwarded to the municipality.

